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**LOCK & KEY**  
*Estate Agents*



## 1 Kings Road , Easterton, SN10 4PS

Lock and Key independent estate agents are pleased to offer this exceptional and beautifully laid out detached newly built property set in the heart of the favoured Wiltshire village of Easterton with pleasant elevated views over the village church and countryside beyond.

Honeysuckle House is a stunning four bedroom property showcasing a truly immaculate and impeccable finish and design throughout with the expertise of an architect with a six-year architectural certificate and in total offers approx 2200 square foot of property. With light and a spacious atmosphere, the porchway frames it well leading to the front door adding a touch of elegance to the exterior. Upon entering the property, you'll find, generous hallway, a cloakroom and a flexible family room/snug to the right, perfect for use as a children's playroom, office or relaxation area. A light & airy living room serves the ambience of the property so well and the most notable feature of the ground floor is the stunning and expansive open-plan kitchen and dining area, bathed in natural light, with patio doors leading to the rear patio and garden, this space is perfect for entertaining guests or enjoying family meals. The stunning kitchen features a skylight in the ceiling to create an airy and inviting ambience. A separate utility room is also included.

To the first floor, you'll discover a generously sized second bedroom with its own en-suite, providing a comfortable retreat for guests or family members. Two additional bedrooms and a family bathroom complete this level. Continuing to the second floor, you'll be met with a unique master bedroom with a dormer velux windows and a spacious en-suite bathroom. Externally there is ample parking, a useful garage with electric door, solar panels and a lovely enclosed rear and side garden. No Chain.

**£550,000**

# 1 Kings Road

, Easterton, SN10 4PS



- Stunning New Build & No Chain
- Six Year Architects Certificate / Guarantee
- Useful Utility, Cloakroom, Solar Panels
- Village Life & Amenities & School Catchments
- Detached Property In Favoured Wiltshire Village
- Drive Parking, Garage & Enclosed Rear & Side Gardens
- Further Snug/Playroom & Light & Airy Living Room
- Approx 2200 Square Foot In Total
- Magnificent Kitchen / Family Room With Skylight & Opening Doors To Rear
- Four Bedrooms, Two En-Suites & Family Bathroom

## Situation

## Accommodation

## Entrance Hall

## Cloakroom

## Study/Family Room

11'01" x 9'04" (3.38m x 2.84m)

## Living Room

16'11" x 11'05" (5.16m x 3.48m)

## Stunning Kitchen / Dining Room

29'10" x 13'01" max (9.09m x 3.99m max)

## Utility

11'10" x 6'10" (3.61m x 2.08m)

## First Floor Landing

## Bedroom One

16'05" x 15'0" (5.00m x 4.57m)

## En-Suite

## Bedroom Two

11'02" x 10'04" (3.40m x 3.15m)

## Bedroom Three

11'07" max x 10'11" (3.53m max x 3.33m)

## Family Bathroom

## Second Floor

## Master Bedroom

21'07" max x 17'0" max (6.58m max x 5.18m max)

## En-Suite

## Externally

## Garage and Parking

## Rear and Side Garden



## Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	